

FILED
11/30/21 12:40 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:	:	Bankruptcy No. 19-23915-JAD
MARGARET ANN MANNION,	:	Chapter 13
Debtor	:	
	:	
MARGARET ANN MANNION,	:	Related to Dkt. No. 42, 107
Movant	:	
	:	
v.	:	
	:	
SELENE FINANCE, L.P.,	:	
Respondent	:	
(if none, then "No Respondent")	:	

ORDER SUBSTITUTING LMP SERVICER

On 1/12/2020, the above named Debtor(s) filed a *Motion for Loss Mitigation* upon which the Court entered a *Loss Mitigation Order* dated 1/28/2020, at Document No. 42, naming SELENE FINANCE, L.P. ("Former Servicer") as the Party responsible for representing the creditor in the LMP and setting forth certain deadlines for the then named Respondent.

Subsequent to entry of the above-referenced Order, the Debtor(s) was notified that the Former Servicer changed and that the current Servicer/Lender LAND HOME FINANCIAL SERVICES with an address of 3611 South Harbor Blvd., Suite 100, Santa Ana, CA 92704 and a payment address of P.O. Box 25164, Santa Ana, CA 92799-5164 ("Current Servicer"). On 6/22/2021, the Debtor complied with all its obligations to properly designate the Current Servicer on the LMP Portal and now it is incumbent on the Court to relieve the Former Servicer from any further responsibilities under the current *Loss Mitigation Order* and formally transfer those duties, responsibilities and obligations to the Current Servicer.

AND NOW, this 30th of November, 2021, for the

foregoing reasons it is hereby **ORDERED, ADJUDGED and DECREED** that:

(1) SELENE FINANCE, L.P. is relieved from any further responsibility pursuant to the *Loss Mitigation Order* referred to above and that *Order* is **VACATED** as to it.

(2) LAND HOME FINANCIAL SERVICES, INC. is now designated as the Current Servicer responsible for completion of all LMP duties, responsibilities and obligations previously imposed on the Former Servicer referred to in Paragraph 1, above. The Current Servicer is now fully responsible for compliance with all LMP requirements as if originally designated in the *Loss Mitigation Order* in the first instance.

(3) Within three (3) days of entry of this *Order*, the party filing this proposed order shall upload this signed *Order* on the LMP Portal and serve this *Order* electronically on the Chapter 13 Trustee at the following email address: **LMP@chapter13trusteedpa.com**. The Debtor shall not be entitled to rely on CM/ECF or United States Mail for service of this *Order* on the Chapter 13 Trustee. The Debtor(s) Certificate of Service shall reflect service upon the above identified email address.

(4) The Chapter 13 Trustee is authorized and directed to make payments to LAND HOME FINANCIAL SERVICES, INC., beginning with the next distribution date that is not less than ten (10) days from service of this *Order* upon the Chapter 13 Trustee.


JEFFERY A. DELLERjah
UNITED STATES BANKRUPTCY JUDGE

Case administrator to serve:

Debtor(s)
Michael S. Geisler, Esq.
Ronda J. Winnecour, Esq. Ch 13 Trustee
Selene Finance, L.P.
Land Home Financial Services
3611 South Harbor Blvd., Ste 100, Santa Ana, CA 92704

In re:
Margaret Ann Mannion
Debtor

Case No. 19-23915-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Nov 30, 2021

User: bsil
Form ID: pdf900

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 02, 2021:

Recip ID	Recipient Name and Address
db	+ Margaret Ann Mannion, 4320 Stanley Street, Pittsburgh, PA 15207-1121
	+ Land Home Financial Services, 3611 South Harbor Blvd. Ste 100, Santa Ana, CA 92704-7915
cr	+ Selene Finance LP, as servicer for Anthium, LLC, 11101 West 120th Avenue #280, Broomfield, CO 80021-2756

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 02, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 30, 2021 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor Anthium LLC bnicholas@kmlawgroup.com
Jeffrey R. Hunt	on behalf of Creditor PWSA jhunt@grblaw.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com
Lisa Cancanon	on behalf of Creditor Anthium LLC lisac@w-legal.com, Llombardi06@law.du.edu
Michael S. Geisler	on behalf of Debtor Margaret Ann Mannion m.s.geisler@att.net msgeis@yahoo.com;michaelgeisler13@gmail.com;r52973@notify.bestcase.com

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Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 8